



Alpine Rise
Coventry
CV3 6NS

- Sought-After Cheylesmore Location
- Close Proximity to JLR Whitley
- Short Distance To War Memorial Park
- Off Road Parking / Garage

£265,000

EPC Rating 'D'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates are delighted to introduce this three-bedroom semi-detached home. In the sought-after Cheylesmore area of Coventry, this would make the perfect first-time purchase or investment opportunity.

On the ground floor of this home are TWO reception rooms, the modern kitchen, light and large lounge and the added bonus of a garage!

Travel upstairs and you'll see three bedrooms – two double rooms and one single room – and the newly fitted family bathroom.

To the rear of this home is a great sized outdoor living space – with decking this has the potential to be a beautiful garden.

Offering off road parking and in a sought-after area – this home just needs a bit of TLC.





If this is the one for you then call the award winning Cloud9 Estates TODAY to book your viewing.

Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.



LOUNGE

7.61m x 3.25m max

DINING ROOM

2.90m x 2.49m max

KITCHEN

3.60m x 2.15m max

GARAGE

2.55m x 2.49m max

BEDROOM ONE

3.70m x 3.49m max

BEDROOM TWO

3.56m x 2.81m max

BEDROOM THREE



2.38m x 1.95m max
 BATHROOM
 2.32m x 1.68m max



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	72
(39-54) E		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements